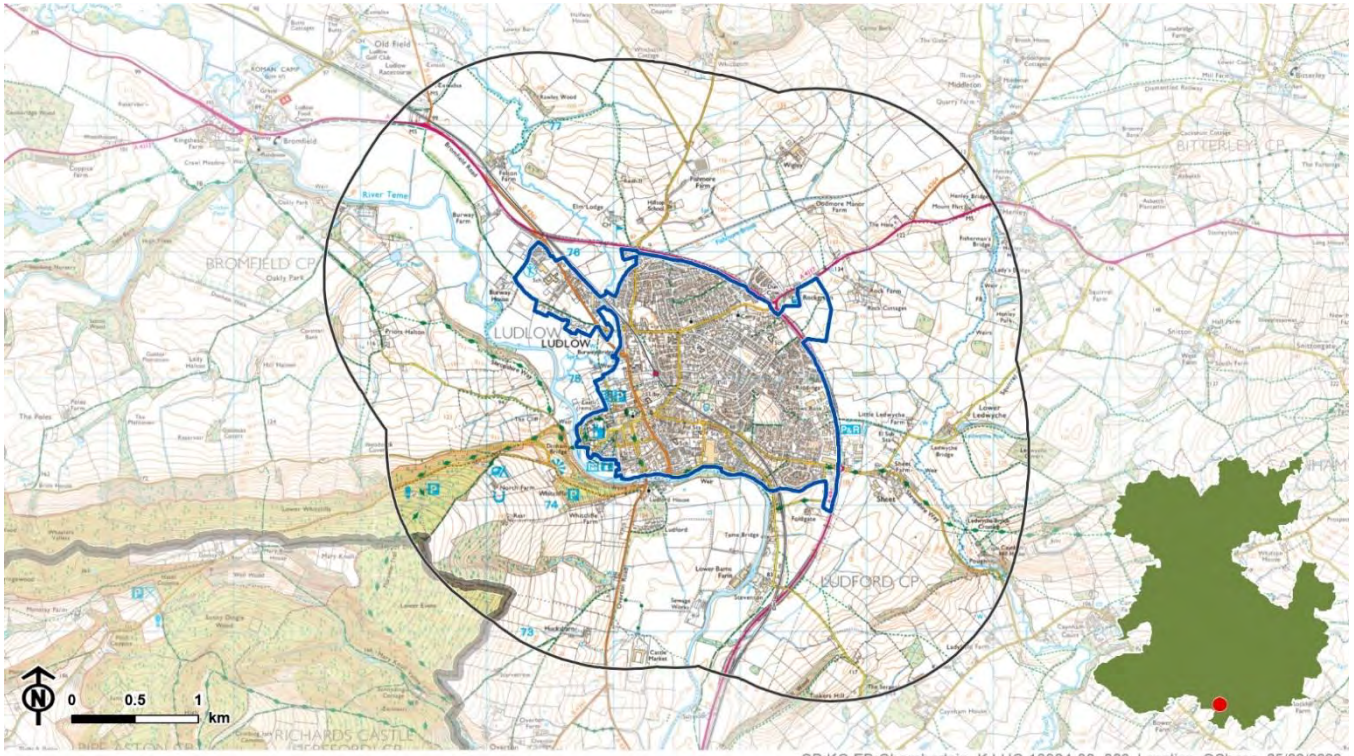


Principal Centre – Ludlow

Location



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CB:KC EB:Chamberlain_K LUC 10924-00_000_Location_OSbase 05/02/2020
Source: SC, LUC, OS



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CB:KC EB:Chamberlain_K LUC 10924-00_001_Location_Aerial 05/02/2020
Source: SC, LUC, OS

Summary of Settlement Study Area and Location

Introduction

The Shropshire Pre-Submission Draft Local Plan (2020) identifies Ludlow, in south Shropshire, as a Principal Centre. This Green Infrastructure Strategy has defined the study area including a 1.5km buffer around the settlement.

Ludlow, on the eastern bank of the River Teme is just north of the Shropshire border with Herefordshire. The medieval market town grew around Ludlow Castle, which was built in the 11th century. Agriculture and tourism are important contributors to the thriving town, which in 2016 had a population of over 10,700.

Development context

Existing development allocations in the town are set out in the SAMDev (2015)¹, however the Shropshire Local Plan is currently being reviewed. The Pre-Submission Draft Local Plan (2020) proposes other sites, which are not yet adopted. The sites currently allocated and those being proposed are set out below.

Existing Housing allocations within the town (SAMDev Sites, 2015):

- Site LUD017: Land south of Rocks Green, Ludlow. Site provision: 200 dwellings
- Site LUD034: Land east of Eco Park, Ludlow. Site provision: 80 dwellings

Existing Employment land allocations (SAMDev Sites, 2015):

- Site ELR059: Land east of Eco Park, Ludlow. Provision: 2.5 ha
- Site ELR058: Land south of Sheet Road, Ludlow. Provision: 3.5 ha

Committed Urban Employment Sites – North of Sheet Road (1.0ha), Adj Shukers Landrover/Parys Road/Ludlow Business Park (0.3ha), Land north of Lingen Road/Ludlow Business Park (0.1ha), Land at Foldgate Lane (0.5ha).

The Proposed Housing Allocations included within the Pre-Submission Draft Local Plan (2020) are:

- Site LUD056: Former Coach Depot and Land at Fishmore Road, Ludlow (north west). Site Area: 2.1ha. Site capacity: 90 dwellings
- Site LUD057: Western Power Distribution Depot, Riddings Road, Ludlow (east). Site Area 0.45ha. Site capacity: 10 dwellings

The Proposed Employment Lane Allocation included within the Shropshire Local Plan Review: Consultation on Preferred Sites (2018) is:

- Site LUD052: Land south of Eco Park, Sheet Road, Ludlow (south east). Site Area: 5ha. Site capacity: 2ha of employment land.

The Pre-Submission Draft Local Plan (2020) outlines the important role that Ludlow can play in contributing to the strategic growth objectives in the south of the County. It is expected that the town will provide approximately 1,000 new dwellings between 2016 and 2038. A number of these dwellings have been, or will be, delivered through allocations in the SAMDev Plan 2015². To date, these existing allocations have all obtained planning permission. In the period since the adoption of the SAMDev Plan, housing supply in the town has been further boosted through housing developments at Bromfield Road (north) and Foldgate Lane (south). There is only a limited need for additional housing sites to be identified through the Local Plan review.

¹ Shropshire Council Site Allocations and Management of Development (SAMDev) Plan 2015

² Shropshire Council Site Allocations and Management of Development (SAMDev) Plan 2015



Semi-natural open space within the town at Gallow's Bank



River Teme and Grade I listed Ludlow Castle

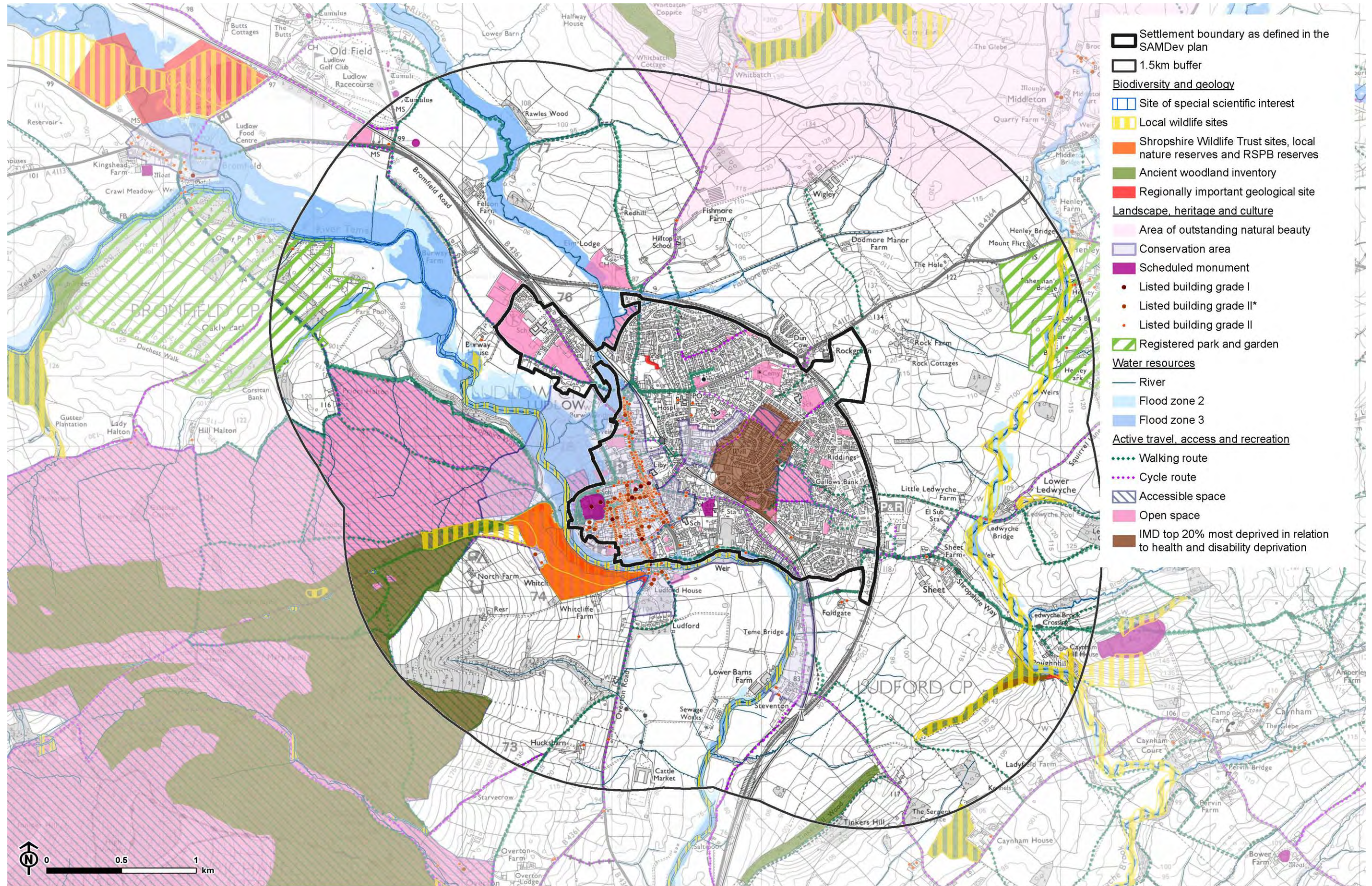


Replanted ancient woodland at Mortimer Forest






Whitcliffe Common Wildlife Site and Accessible Natural Greenspace

Existing Green Infrastructure Assets and Key Constraints



Existing Green Infrastructure Assets and Constraints

| Theme | Existing Green Infrastructure Assets / Constraints |
|---|---|
| <p>Key Theme 1: Biodiversity and Geology</p>  | <p>Biodiversity</p> <p>Designated Sites</p> <ul style="list-style-type: none"> ■ The River Teme, which runs through the south and western part of the study area and forms the southern border of the settlement, is designated as a SSSI. This is currently in an unfavourable condition due to the presence of weirs, dams and structures, invasive freshwater species and agricultural and discharge pollution. <p>Notable and Priority Habitats</p> <ul style="list-style-type: none"> ■ There are a number of Priority Habitats within the study, including: <ul style="list-style-type: none"> – Deciduous Woodland which is particularly dense in the south west of the study area and form an almost contiguous belt cover across Mortimer Forest, Whitcliffe Common and north along the River Teme and on the edge of agricultural land north towards Broomfield Manor (outside of the study area); – There are numerous small-scale Traditional Orchards throughout the study area, associated with farms and other residential properties; – Grassland areas including Good Quality Semi-Improved Grassland at Mountflirt Cottage and Caynham Hill House and Lowland Meadows on the inside bank of a meander of the River Teme, east of Ludlow. ■ Wildlife Sites within the study area are particularly focused around the fresh water assets, with most of the River Teme and Ledwyche Brook noted as Local Wildlife Sites. These rivers are also noted as Core Areas within the Shropshire Environment Network. ■ Other Wildlife Sites include Whitcliffe Common, some of which is also a Shropshire Wildlife Trust Reserve, and Poughnhill Wood and Caynham Camp Meadows, both in the south east of the study area. ■ Corridor areas within the Shropshire Environment Network expand on the existing fresh-water core areas and also extend to others within the site such as the River Corve. The railway line and the A49 are all key corridors identified within the Shropshire Environment Network. ■ Natural England Habitat Network Mapping identifies an area of network enhancement zone 2 in the very southeast of the study area, at Caynham. ■ Many of the roads in the study area support natural verges especially to the north and east of the settlement. Roads to the south-west and within the settlement lack natural verges. <p>Species</p> <ul style="list-style-type: none"> ■ There are records of several protected species within this study area, in particular, otter have been found along Ledwyche Brook, River Corve and River Teme. Bats have been recorded almost solely on the western edges of the settlement, with some extension towards the woodland at Mortimer Forest. ■ Along the River Teme there have been multiple records of Himalayan Balsam recorded. Please note, species records only reflect what was present when the surveyor was on site and may not be exhaustive of the true species and geographic spread within the study area. <p>Geology</p> <ul style="list-style-type: none"> ■ There is a SSSI on the southern bank of the River Teme between Dinham Bridge and Ludford Bridge at Whitcliffe Common noted for its earth heritage. Teme Bank SSSI is currently in a favourable condition. Regular maintenance is necessary to ensure that the overhanging vegetation including brambles do not obscure the features of interest. This site also includes or is adjacent to three RIGS which are noted for their safe access as examples of boundaries between stratotypes. |

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| | <ul style="list-style-type: none"> ■ South west of Ludlow a fragmented part of the Mortimer Forest SSSI, noted for its earth heritage, is located within the study area. This is on Goggin Road and is an unfavourable declining condition due to the density of brambles obscuring the features and many rock faces being covered in moss. ■ There are two additional RIGS within the study area: <ul style="list-style-type: none"> – Within northern Ludlow there is a disused quarry which is a model example of the clay component of the Raglan Mudstone; and – A disused quarry at Caynham which demonstrates the ridge formation associated with the Church Stretton splay fault. |
| <p>Key Theme 2: Landscape, Heritage and Culture</p>  | <p>Landscape</p> <ul style="list-style-type: none"> ■ There are a number of landscape character types within this study area. To north and east of Ludlow, Estate Farmlands with clustered settlements and large country houses with associated parkland. Along the Rivers Teme and Corve the character type is Riverside Meadows, flat, linear landscapes with linear belts of trees. West of the river Teme the landscape character type is Principal Settled Farmlands further south and Wooded Estatelands further north. ■ The 2018 sensitivity parcels show that the western part of the settlement is more sensitive to development both from a landscape and visual perspective. <p>Heritage</p> <ul style="list-style-type: none"> ■ There are six scheduled monuments in the study area including Ludford Bridge, Ludlow Castle, Towns Walls, Caynham Camp, St Julian's Well and an Augustinian friary. ■ Four conservation areas cover Ludlow, including Ludlow (this area also includes Ludlow Castle and Town Walls Scheduled Monuments), Ludlow Galdeford, Ludlow Steventon and Ludlow Gravel Hill. ■ There are a large number of Grade I and Grade II listed buildings within the study area, particularly within the south western side of the settlement: along the B4361 and towards the River Teme. This is within the Ludlow Conservation Area. ■ There are two further Conservation Areas within Ludlow: Ludlow Gravel Hill, just east of the railway station, and Ludlow Steventon which follows the River Teme from the south of the town. ■ On the outskirts of the study area, two Registered Parks and Gardens fall partially within the study area: Oakley Park to the west and Henley Hall in the east. |
| <p>Key Theme 3: Water Resources</p>  | <p>Freshwater Assets</p> <ul style="list-style-type: none"> ■ The River Corve and the River Teme meet on the western edge of the town with the River Teme sweeping around the southern part of the town and continuing southwards. <p>Flooding</p> <ul style="list-style-type: none"> ■ There are areas identified as Flood Zone 2 and Flood Zone 3 associated with the River Teme, River Corve and Ledwyche Brook. Most of these fall within the more rural parts of the study area but they also affect part of western Ludlow near the River Corve. ■ There are areas at medium and high risk of surface water flooding within the study area. These generally focus on the watercourses and therefore in western and southern areas of the town. <p>Pollution</p> <p>There are no Nitrate Vulnerable Zones within this study area, however agricultural and discharge pollution is listed as one of the reasons that this sections of the River Teme SSSI does not receive favourable condition status.</p> <p>Sustainable Urban Drainage Systems (SUDs)</p> <ul style="list-style-type: none"> ■ The Shropshire Outline Water Cycle Study (2010) details that infiltration and attenuation SUDs are appropriate within the study area, although to the south west of Ludlow attenuation only is more applicable. |

**Key Theme 4:
Active Travel,
Access and
Recreation**



Transport Context

- The A49 forms the northern and eastern borders of the town and runs from north to south past Ludlow.
- Ludlow train station is located centrally on the Welsh marches line which is tunnelled to the south of the station.

Active Travel

Walking



- There is a relatively dense network of PRow linking Ludlow to the wider countryside, although many of these are relatively short sections which require road sections to link them together. Outside the study area the network is most prominent to the east but there are currently few links from Ludlow towards this network.
- There are a number of promoted walks from Ludlow, many of which incorporate the historical and natural heritage assets. These include:
 - Ludlow Country Walks such as Caynham Camp Circular;
 - Linney – Friars Walk Loop
 - Ludlow Castle Loop
- The long-distance Mortimer Trail starts in Ludlow and heads south into Herefordshire and the Shropshire Way also goes through the town.

Cycling

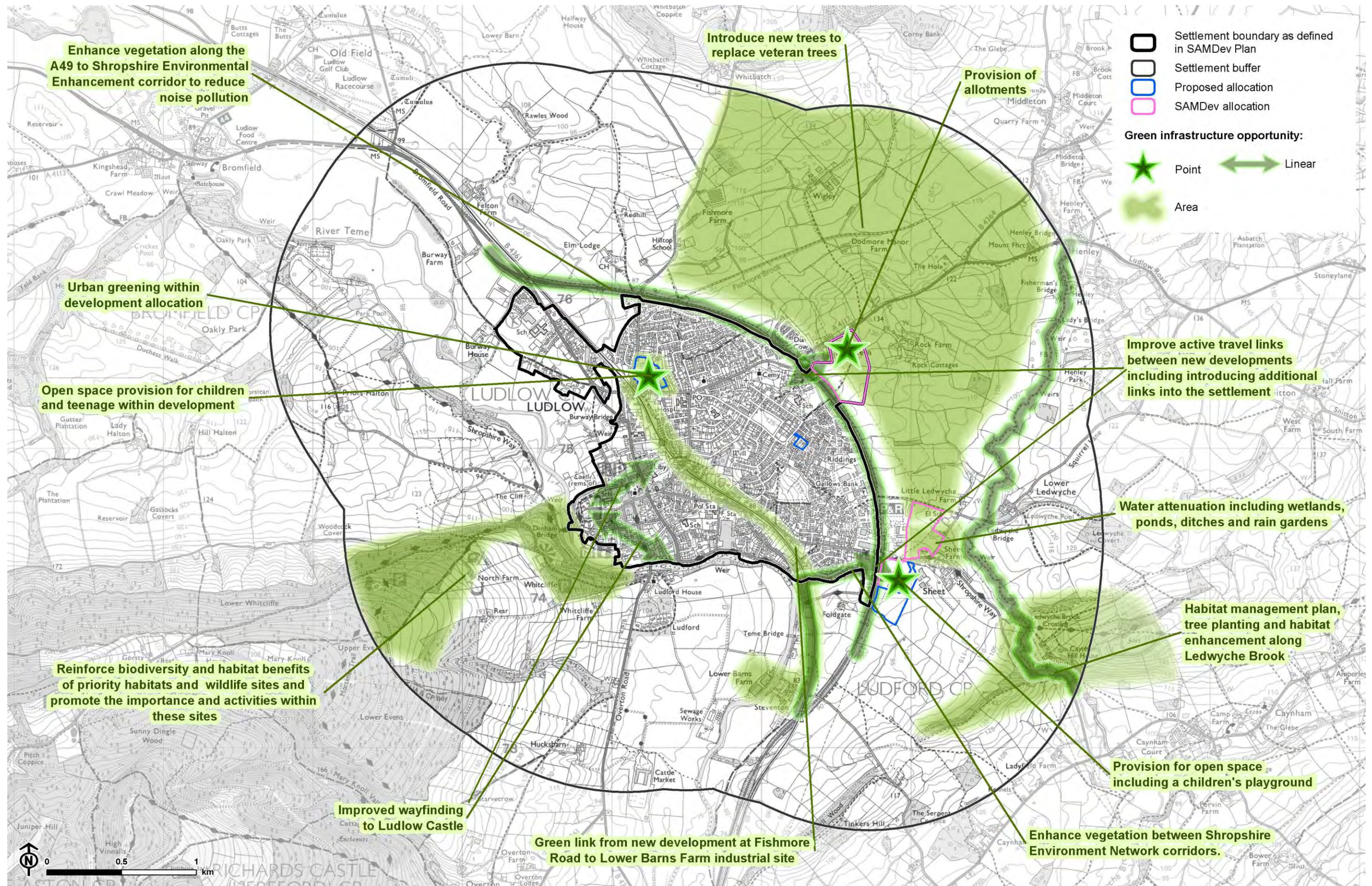
- There are several Shropshire Cycle Routes within the study area and in the town, including the Six Castles Cycleway

Access and Recreation




- There are a variety of open spaces within Ludlow including allotments, natural and semi natural open space, outdoor sport provision and formal parks and gardens. The majority of this provision is within the settlement itself.
- South west of the settlement there is Accessible Natural Green Space at Whitcliffe common and at Mortimer Forest and Long Larches.




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| <p>Key Theme 5: Health and Wellbeing</p>  | <p>Health</p> <p>Health deprivation</p> <ul style="list-style-type: none"> ■ The central area of Ludlow is identified as being within the most 20-30% most deprived in Shropshire, the remainder of the town is within the 40-60% least deprived. The remainder of the study area is either the same, or less deprived than this. <p>Childhood Obesity</p> <p>In terms of childhood obesity, Ludlow does not have significant levels of childhood obesity relative to some areas in Shropshire and therefore, this is not considered to be a significant issue here.</p> <p>Air Quality</p> <ul style="list-style-type: none"> ■ There are no recorded AQMA within the study area for Ludlow. <p>Wellbeing</p> <p>Accessible Open Space</p> <ul style="list-style-type: none"> ■ The Open Space Assessment undertaken by LUC to inform this GI Strategy identified the following baseline provision of open space. <ul style="list-style-type: none"> – Accessible Open Space: 0.84ha per 1000 persons (2018 population base). Analysis shows that although much of the town falls within 400m of such provision, the town centre around the railway station and the north western edge do not. – Allotments: 0ha per 1000 persons (2018 population base). There is allotment provision immediately south west of Ludlow which is accessible to the south western part of the settlement. – Provision for Children and Teenagers: 12 spaces in total. Analysis shows that the whole of the town falls within 800m of such provision. ■ See the Open Space Assessment appended to the GI Strategy Report for more details. <p>Noise Pollution</p> <ul style="list-style-type: none"> ■ Road noise related to the A49, which forms the northern and eastern borders of the town affect these parts of the settlement, which exposed to noise levels of 55dB L_{den}³ or more over 24 hours. ■ There is no noise pollution associated with the railway line. |
| <p>Key Theme 6: Climate Change</p>  | <p>Tree cover</p> <ul style="list-style-type: none"> ■ According to the national Forest Inventory, the woodland within the study area is dominated by broadleaved trees. An exception to this is in the south west where conifer woodland also exists in Mortimer Forest. This coniferous woodland extends a couple of kilometres into Herefordshire. ■ The Shropshire urban tree data shows that there are trees within the settlement, although these are generally scattered. <p>Climate change allowance flood risk modelling</p> <ul style="list-style-type: none"> ■ Climate change modelling undertaken to inform the strategic flood risk assessment (2018) indicates that flood risk is likely to be exacerbated around the existing fluvial flood zones. |

Green Infrastructure Opportunities



Key Green Infrastructure Opportunities

| Theme | Green Infrastructure Opportunities |
|--|---|
| <p>Key Theme 1: Biodiversity and Geology</p>  | <ul style="list-style-type: none"> ■ The Shropshire Environmental Network and Natural England Habitat Network within the study area should be managed to ensure that they are enhanced in order to support wildlife populations. In particular the River Corve, the railway line and the A49 should be enhanced to strengthen the connectivity of these assets. ■ Restoration along the River Teme should be undertaken, focussing on introducing fish passages and the management of invasive freshwater and riparian species including Himalayan Balsam to improve the condition of the SSSI and enhance habitats for otters. ■ Biodiversity assets south west of the settlement should be strengthened by enhanced management at Whitcliffe Common and Mortimer Forest, with connectivity between these sites enhanced through roadside vegetation. In addition, it is recommended that community involvement to help improve the management of this asset is promoted. ■ A habitat management plan for Ledwyche Brook should be prepared, focussing on connecting the priority habitats including grassland and deciduous woodland to create a strong mosaic that promotes priority species including bats and otters. In particular this should strengthen links to adjoining Local Wildlife Sites. New employment and mixed-use developments at Sheet should include urban trees, natural verges and hedgerows to provide a buffer between Ledwyche Brook and this development to increase protection to this riparian habitat corridor. ■ Areas designated for restoration include a large park and associated play area. 'Wilding' of areas within these areas would further increase the stepping-stones of green available to species within the Ludlow settlement. ■ In line with priorities in the Place Plan, a refurbishment of the cricket club is under consideration. This should include bolstering biodiversity assets where possible, for example through rough grassland and hedgerows on the edges of the open space. |
| <p>Key Theme 2: Landscape, Heritage and Culture</p>  | <ul style="list-style-type: none"> ■ There is the opportunity for tree planting of native tree species including oak to introduce a younger generation to replace the current veteran trees associated with the characteristic parklands north and east of the settlement where many of the development allocations are located. ■ Urban greening and linear planting within the proposed allocation between Fishmore Road and New Road and the industrial site and Lower Barns Farm, including a green link utilising planting along the rail corridors which will provide a physical link ■ In line with the Ludlow Place plan there should be increased interpretation of the historical assets linking to the castle, for example through the introduction of historic finger posts, waymarkers, milestones, mileposts and street signs. This should include interpretation and protection of the Town Walls which have been identified as Heritage at Risk. ■ Developments should take into consideration the future landscape strategy which is proposed in the Place Plan to identify opportunities for improvements to visual amenity through landscaping. |
| <p>Key Theme 3: Water Resources</p>  | <ul style="list-style-type: none"> ■ Sustainable urban drainage using green infrastructure-based interventions should work alongside the EA's flood risk management infrastructure scheme developed as outlined in the Place Plan. ■ Development associated with the existing and proposed employment allocations at Sheet should include provision for water attenuation including ponds, ditches and raingardens to slow the flow of water towards Ledwyche Brook. |
| <p>Key Theme 4: Active Travel, Access and Recreation</p> | <ul style="list-style-type: none"> ■ The provision of a footbridge / cycle bridge over A49, as stated in the Place Plan, should link new developments east of the A49 to the larger and more historic area of Ludlow. These active travel routes should be extended through the settlement, to the historic centre in the west. |

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|  | <ul style="list-style-type: none"> ■ Rights of way from the SAMDev housing allocation at Rock Green should link this allocation to the wider PRow network to the east with additional footpaths and bridleways created. ■ Interpretation of the historical and natural heritage assets of the promoted walks within the study area should be improved. These routes are predominantly located west of the settlement, so new rights of way linking the new developments to the wider countryside should be promoted and include interlinking and circular routes. ■ The Shropshire Cycle routes within the study area could be improved by increased wayfinding and maintenance, including additional facilities such as cycle parking at key location along the route, this is in line with the neighbourhood project to improve cycle routes and facilities in the whole place plan area. ■ Active travel routes to the Accessible Natural Green Space at Whitcliffe common should be established and promoted. |
| <p>Key Theme 5: Health and Wellbeing</p>  | <ul style="list-style-type: none"> ■ Semi-natural open space at Gallow's Bank should be improved to include running or health route walks to promote physical activity within the centre of the town and help address health deprivation. ■ Semi-natural or natural open space would ideally be provided alongside the planning permission north west of Ludlow between the railway line and the A49 to address the poor access to open space for existing residences in this part of the settlement. ■ SAMDev housing and mixed allocations east of the A49 should provide open space to the east of the settlement, with a particular need for allotments in this area. These could be used to promote healthy eating across the settlement to improve health and reduce child obesity. ■ The proposed development allocation at Fishmore Road should include provision for children and young people open space to provide a centrally located space for children and young people in the town accessible to the surrounding areas. ■ Increased planting should take place along the A49 to reduce the perception of noise pollution related to traffic. ■ The importance of natural open spaces such as Whitcliffe Common should be promoted and activities and volunteer workdays with Shropshire Wildlife Trust can reconnect people with the nature. |
| <p>Key Theme 6: Climate Change</p>  | <ul style="list-style-type: none"> ■ Tree planting along the A49 should consist of climate resilient species and where possible include species that are more effective at absorbing CO₂. |

| Summary of key opportunities |  |  |  |  |  |  |
|---|---|--|---|---|---|---|
| Habitat management plan, tree planting and habitat enhancement along Ledwyche Brook and enhanced connectivity between developments to the east of Ludlow and this watercourse. | ✓ | ✓ | ✓ | | | ✓ |
| Enhance vegetation along Shropshire Environment Network corridors, including the selection of climate resilient trees and along the A49 to create dense planting that will reduce the perception of traffic noise and between the railway line, River Corve and A49 south of the settlement which has been identified as an area for restoration. | ✓ | ✓ | ✓ | | | ✓ |
| Reinforce biodiversity and habitat benefits of priority habitats and wildlife sites in the south west of the settlement. | ✓ | ✓ | | | | |
| Introduce new trees to replace the veteran trees associated with parklands and landscape character to the east. | ✓ | ✓ | | | | ✓ |
| Linear urban greening between Fishmore road and New Road and within Lower Barns Farm industrial site to provide a physical link between conservation areas and enhance historical assets. | ✓ | ✓ | | | | ✓ |
| Improve wayfinding and accessibility to historical assets including Ludlow Castle and Town Walls. | | ✓ | | ✓ | | |
| Developments should take into consideration the future landscape strategy which is proposed in the Place Plan to identify opportunities for improvements to visual amenity through landscaping. | | ✓ | | | | |
| Green infrastructure based sustainable drainage interventions should work alongside the EA's flood risk management infrastructure scheme developed as outlined in the Place Plan. | | | ✓ | | | |
| Water attenuation including wetlands, ponds, ditches and rain gardens included in new developments, particularly those near the River Corve and Ledwyche Brook. | ✓ | | ✓ | | | ✓ |
| Improve active travel links between new developments and the existing public rights of way network and Shropshire Cycle Network, including introducing additional links into the settlement, in particular within a crossing over the A49. | ✓ | ✓ | ✓ | | | ✓ |
| Provision of open space within new developments should incorporate children's play areas in the centre and allotments in the east. | ✓ | ✓ | | | | ✓ |
| The importance of natural open spaces such as Whitcliffe Common should be promoted and activities and volunteer workdays with Shropshire Wildlife Trust can reconnect people with the nature. | ✓ | | | | ✓ | ✓ |